

SMART CITY DEVELOPED BY KRUSHI DEVELOPERS

Promoted By
STARRBITES

KRUSHI DEVELOPERS

INTRODUCTION

- Premium Location: Our Smart City project is strategically located on IVC Road, ensuring seamless connectivity and accessibility.
- Expansive Development: The project spans 12 acres, offering a well-planned and modern living environment.
- Government Approved: Approved by BIAPPA, ensuring a secure and legally compliant investment.
- Infrastructure Ready: Essential groundwork, including underground drainage and electricity, has already commenced.
- Prime Neighborhood: The project is situated near renowned developments like Prestige, Adarsh, and Shobha, making it a highly desirable location.
- Bank Loan Support: The Smart City project is eligible for loans from leading banks, facilitating easy financing for buyers.
- Limited Availability: With high demand, only a few plots are available, making it a great investment opportunity.

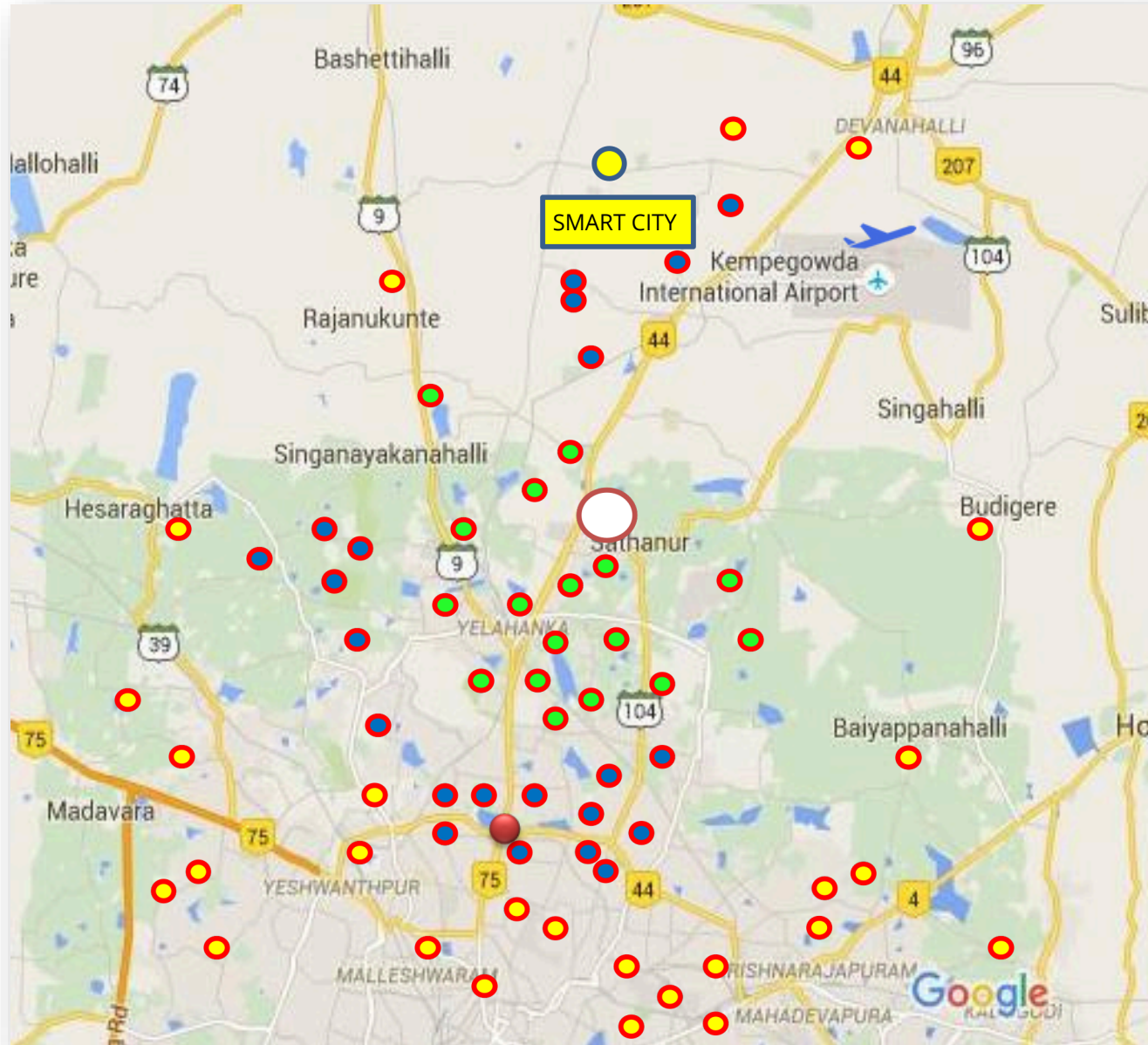
📌 **Hurry! Secure your plot today.**

PROJECT APPROVALS - KRUSHI DEVELOPERS

- BIAPPA Approved: Fully sanctioned by the Bangalore International Airport Area Planning Authority (BIAPPA) for legal and hassle-free ownership.
- Clear Land Title: The project holds a 100% clear title, ensuring a risk-free investment.
- RERA Compliance: Meets all Real Estate Regulatory Authority (RERA) guidelines, ensuring transparency and reliability.
- Bank Loan Approved: Recognized by leading banks, making home loans and financing options easily accessible.
- Legal Documentation Ready: All necessary approvals and legal documents are in place, ensuring a smooth registration process.

✓ Invest with confidence in a legally approved and secure property!

KEY DISTANCE AREA: RESIDENTIAL CLUSTERS



Key Distances :

Colombia Asia Hospital - 9 kms (10-15 mins)
New International Airport - 15 Kms (20-25 mins)
Hebbal Flyover / Esteem Mall - 10 Kms (10-15 mins)
MG Road - 18 Kms (30-40 mins)
Bangalore Railway Station - 19 Kms (30-40 mins)

Residential Areas :

Cluster 1: 3-5 kms (Travel time 10 to 15 mins)

Jakkur, Yelahanka, Baglur, Kogilu Cross, Saharkarnagar, Thannisandra, Yelahanka New Town

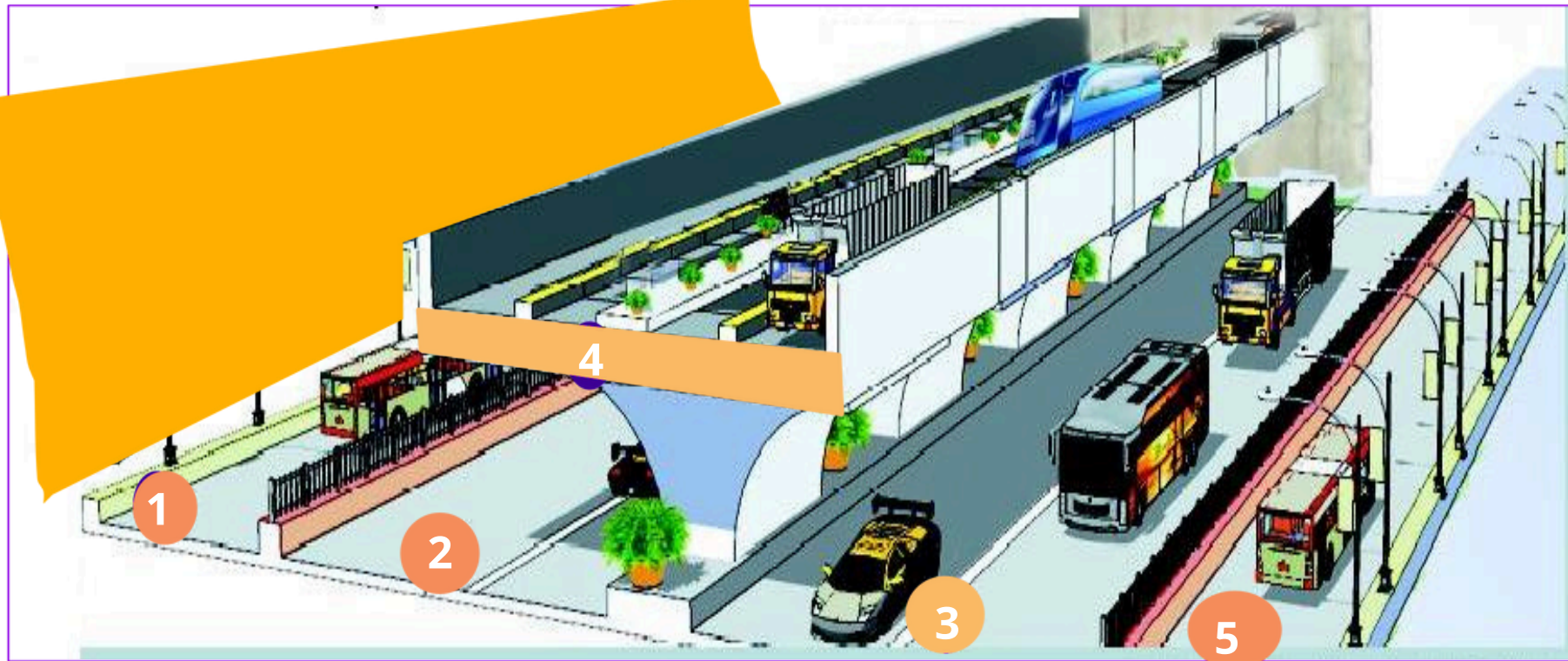
Cluster 2: 5-10 kms (20 to 30 mins)

Vidyaranyapura, Jalahalli, Hebbal, RT Nagar, Kammanhalli, HBR Layout Kalayanagar, IVC Road, Hennur Road, BDS Layout

Cluster 3: 15-20 kms (30 to 45 mins)

Devanahalli, Yeshwantpur, Malleswaram, Vyalikaval, Jalahalli, Tumkur Road, Kasturinagar, Banaswadi KR Puram OMBR Layout, Kumarakrupa Park, Vasant Nagar, Sadashiv Nagar, BEL Road, Palace Orchards, RMV Extension, Sanjaynagar, Rajajinagar, Whitefield, Budigere, Mahalakshmi Layout, West of Chord Road.

EXISTING INFRASTRUCTURE IN NORTH BANGALORE



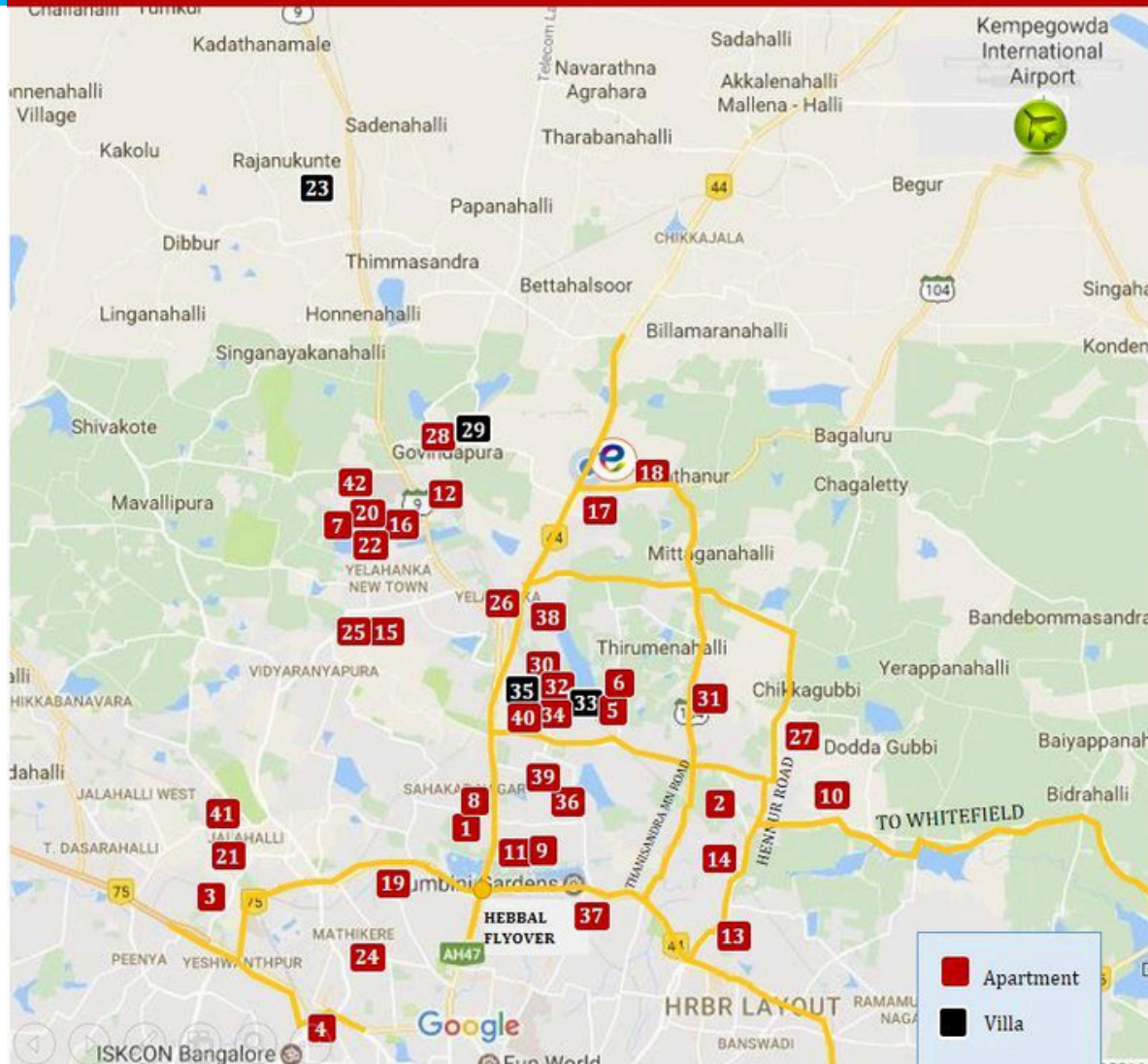
5
Lane

Two lane Road on either side

Elevated Express Way –Signal free road from Hebbal to New Airport

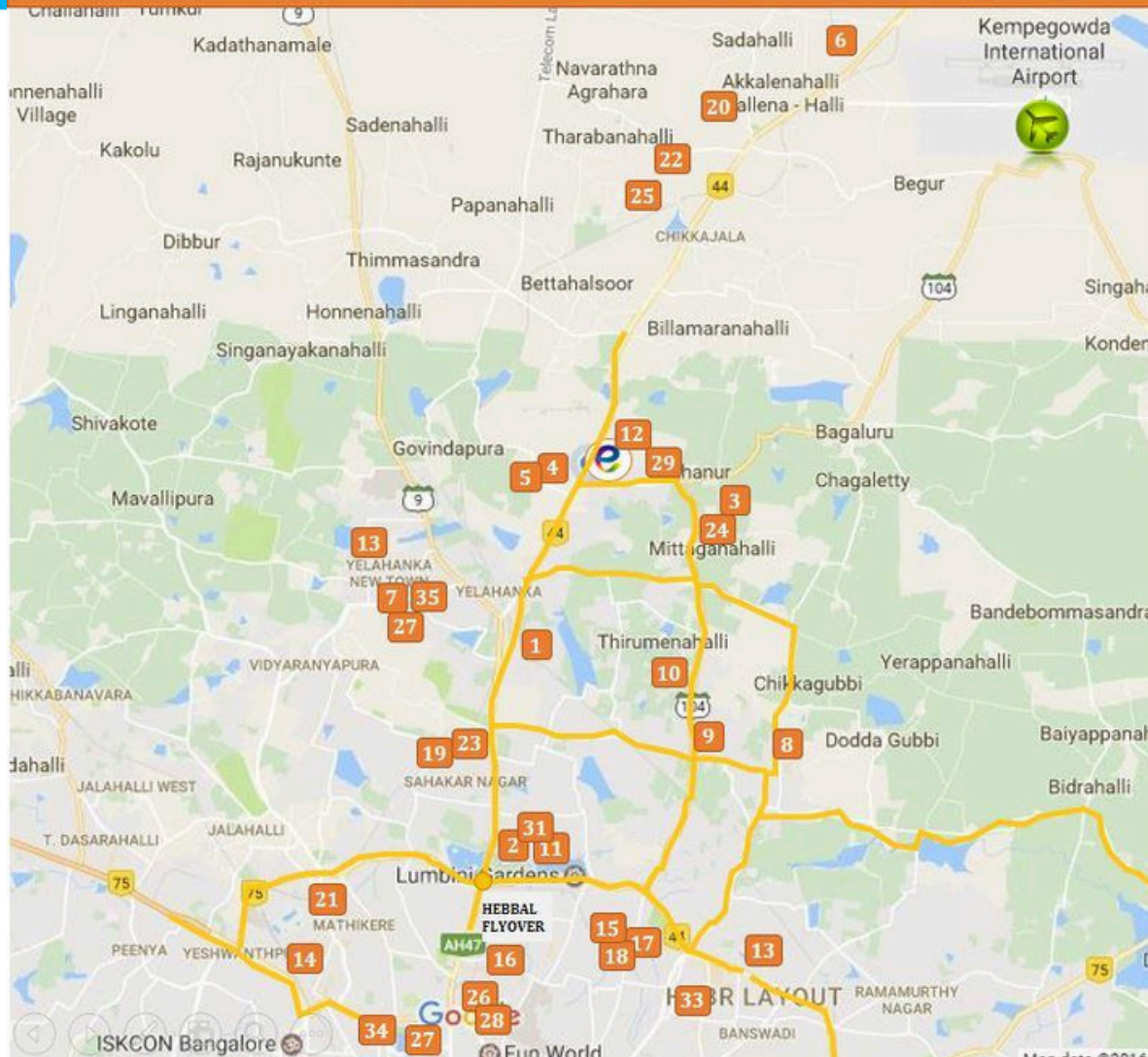
With the existing 5 Lane development, travel time has been reduced from 45 mins to 18 mins from Hebbal to New International Airport.

RESIDENTIAL – GRADE A DEVELOPMENT



- | | |
|--------------------------------|---------------------------|
| 1 Bearys Lakeside Habitat | 22 Prestige Monte Carlo |
| 2 Brigade Altamont | 23 Prestige Oasis |
| 3 Brigade Courtyard | 24 Purva Atria |
| 4 Brigade Gateway | 25 Purva Venezia |
| 5 Century Linea | 26 RMZ Galleria |
| 6 Century Celeste | 27 Salarpuria Gold Summit |
| 7 Century Commanders Vista | 28 Sobha Althea |
| 8 Century Corbel | 29 Sobha Alzea |
| 9 Century Marvel | 30 Sobha Amber |
| 10 Ferns Meadows | 31 Sobha City |
| 11 Godrej Woodsmen Estate | 32 Sobha Coral |
| 12 Heritage Estates | 33 Sobha Emerald |
| 13 Mantri Aura | 34 Sobha Jade |
| 14 Mantri Splendour | 35 Sobha Malachite |
| 15 NCC Aster Park | 36 Sobha Moonstone |
| 16 NCC Meadows | 37 Sobha Petunia |
| 17 Nitesh Central Park | 38 Sobha Sapphire |
| 18 Nitesh Columbus | 39 Sobha Windfall |
| 19 Pebble Bay | 40 Sobha Zircon |
| 20 Prestige Garden Bay | 41 Tata Aquila Heights |
| 21 Prestige Kensington Gardens | 42 ZED Collective |

EDUCATION



SCHOOLS

- 1 Vidya Shilp Academy
- 2 Vidya Niketan School
- 3 Delhi Public School
- 4 Ryan International School
- 5 Canadian International
- 6 National Public School
- 7 Aditi Mallya School
- 8 Legacy School
- 9 Rashtrottana Vidya Kendra
- 10 Greenfield Public School
- 11 Presidency School
- 12 Kendriya Vidyalaya
- 13 Royale Concorde School
- 14 Brigade School
- 15 Florence Public School
- 16 R.T. Nagar Public School
- 17 St. Charles School
- 18 St. Clarence School
- 19 Trio World Academy
- 20 Stonehill International

COLLEGES

- 21 M. S. Ramiah Educational Institute
- 22 NITTE Meenakshi Institute
- 23 University of Agricultural Sciences
- 24 Reva Institute of Technology
- 25 BMSIT
- 26 Mount Carmel College
- 27 Sheshadripuram College
- 28 St. Anne's College
- 29 Brindavan College of Eng.
- 30 Visvesvaraya Institute of Technology
- 31 Presidency College
- 32 Karnataka Composite PU College
- 33 CMR National PU College
- 34 M.E.S. PU College
- 35 JD Institute of Fashion Technology

BUSINESS VERTICALS

Automotive



Chemical/Lubes



Banking & Finance



**Information
Technology**



Power



Media



Real Estate



Healthcare



**Project
Development**

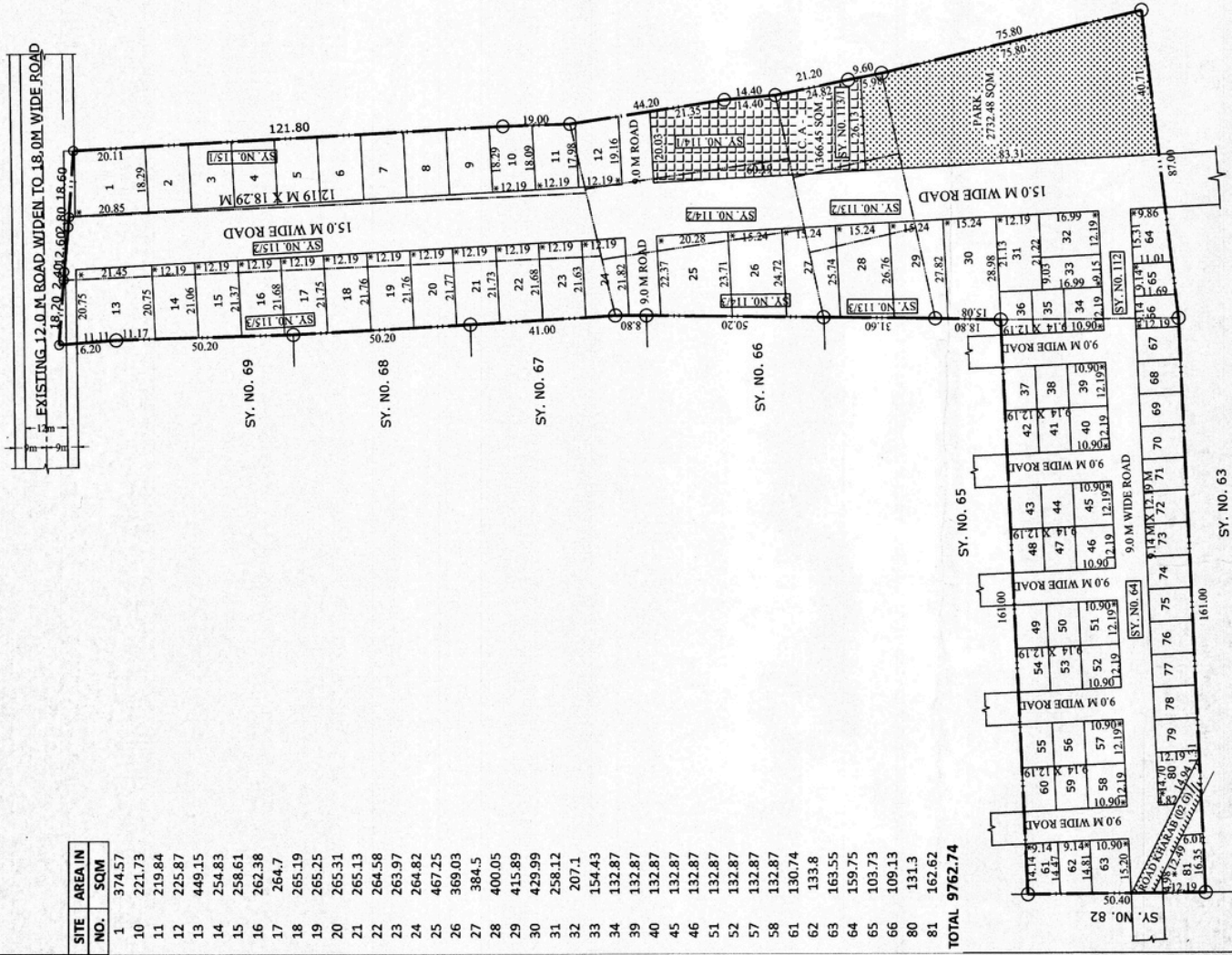


Trading



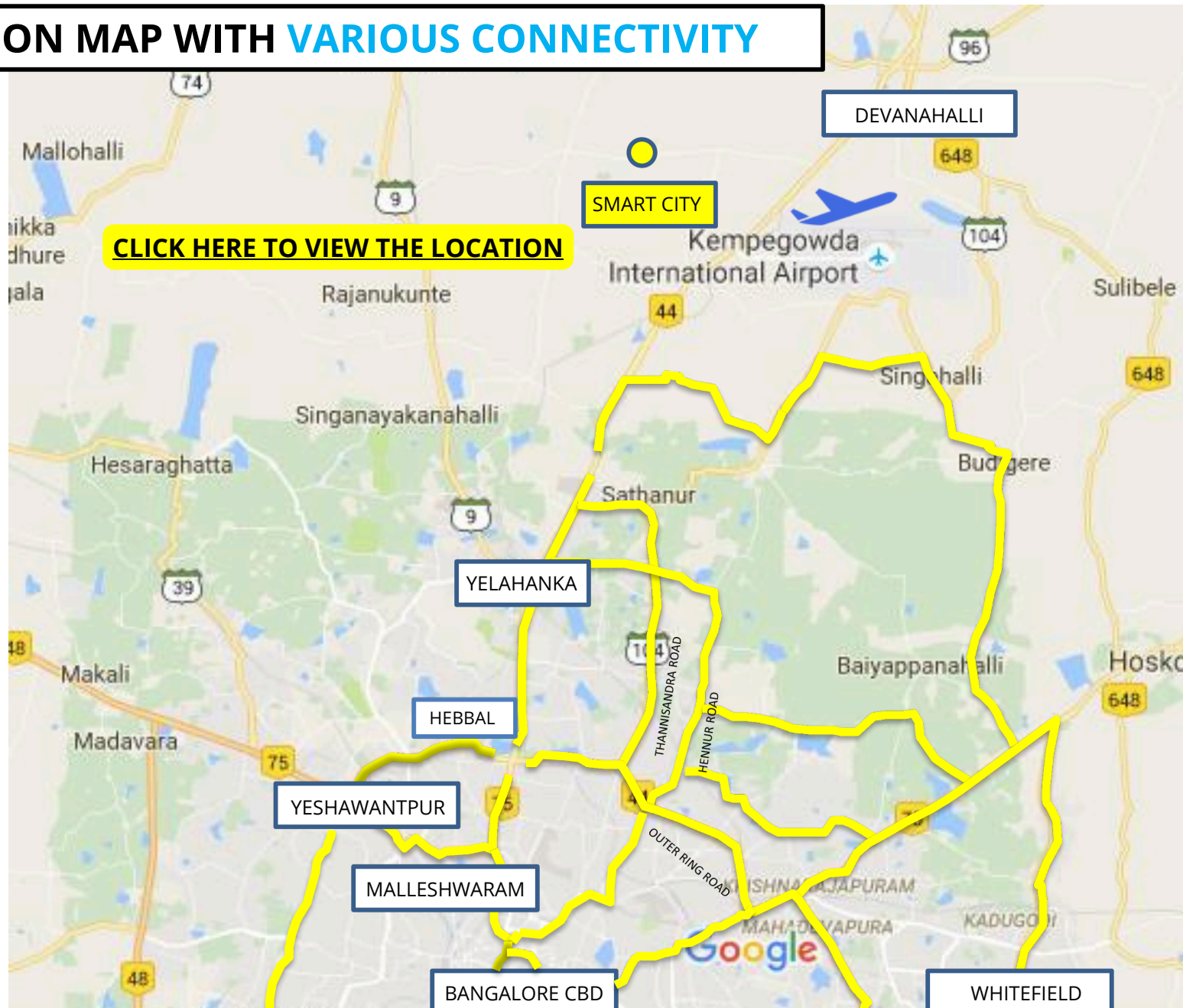
SITE PLAN

ONLY FOR THE DEMARCATON AND DEVELOPMENT PURPOSE



PLOT DETAILS		
DIMENSIONS	SITE NUMBERS	TOTAL AREA IN SQM
9.14M X 12.19M	35, 36, 37, 38, 41, 42, 43, 44, 47, 48, 49, 50, 53, 54, 55, 56, 59, 60, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78 & 79	3,453.91
12.19M X 18.29M	2, 3, 4, 5, 6, 7, 8 & 9	1,783.64
ODD SITES(*)	1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 39, 40, 45, 46, 51, 52, 57, 58, 61, 62, 63, 64, 65, 66, 80 & 81	9,762.74
	GRAND TOTAL	81 15,000.29

LOCATION MAP WITH **VARIOUS CONNECTIVITY**



GALLERY





Thank You



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